



PEACH CREEK PLANTATION  
SECTION 3  
PARTIAL REPLAT No. 1  
BLOCK 1  
CAB. Z, SHEET 7255  
M.R.M.C.T.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.39'	35.44'	N 87°30'52" W	90°16'21"

LINE	BEARING	DISTANCE
L1	N 42°33'24" W	1104.12'

PEACH CREEK PLANTATION  
SECTION 3, BLOCK 3  
CAB. Z, SHEET 1479  
M.R.M.C.T.

FND 1/2" I.R.  
W/CAP  
N 42°33'28" W 1059.20'

SET 1/2" I.R.  
W/TPS CAP

SET 1/2" I.R.  
W/TPS CAP

FND 1/2" I.R.  
W/CAP  
(BENT)

FND 1/2" I.R.  
C1 FND 1/2" I.R.  
(BENT)

DUROC COURT (60' R.O.W.)  
N 42°33'28" W 250.86'

HEREFORD WAY (60' R.O.W.)  
S 47°25'57" W 291.17'

N 47°25'57" E 316.21'  
15' B.L.

S 42°33'24" E 275.94'  
40' B.L.

LOT 2

LOT 1

BOUNDARY SURVEY

General Notes:

1) This survey was performed without benefit of a current title report. Surveyor did not abstract title and does not certify to easements or restrictions not shown. Check with your local governing agencies for any additional easements, building lines or other restrictions not reflected on recorded plat.

This Property Lies in Zone X outside the 100 Year Flood Plain Per Graphic Scaling according to Community Panel No. 48339C0425G having an effective date of 08/18/2014.

Job No: B579-01\_B1L1  
Scale: 1"=60'  
Date: 10/12/2020  
Drawn By: CD  
Field Crew: MP  
Revised: 05/19/2021

Purchaser Robert Bridges  
Address 4190 Duroc Court, Cleveland, TX, 77328  
Lot 1, Block 1, Section \_\_\_\_\_  
Survey Elijah Votaw, A 584  
Area \_\_\_\_\_  
Subdivision Peach Creek Plantation Section 3 Partial Replat No. 1  
Cabinet Z, Sheet 7255, Map Records  
Montgomery County, Texas

Bearings shown hereon are based on GPS observations and are referenced to the NAD83, Texas State Plane Coordinate System, Central Zone (4203).

Basis of Bearings \_\_\_\_\_

I hereby certify that this survey was this day made under my supervision on the ground of the above described property, and that the above plat or drawing reflects the findings on the ground of the property at this time and that this survey meets the minimum standards of practice as approved by the Texas Board of Professional Land Surveying.



*Michael S. Partridge*  
Michael S. Partridge  
Registered Professional Land Surveyor No. 6125



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